

Historic District Review Committee

Staff Report

Date of Meeting: June 13, 2011

CAPP2011-0011

Historic District: Waterford

Project Planner: Lauren Murphy

Action Item

CAPP 2011-0011 Jesse/Benschoter: Porch Rehabilitation. PIN # 303-26-6066.

Background

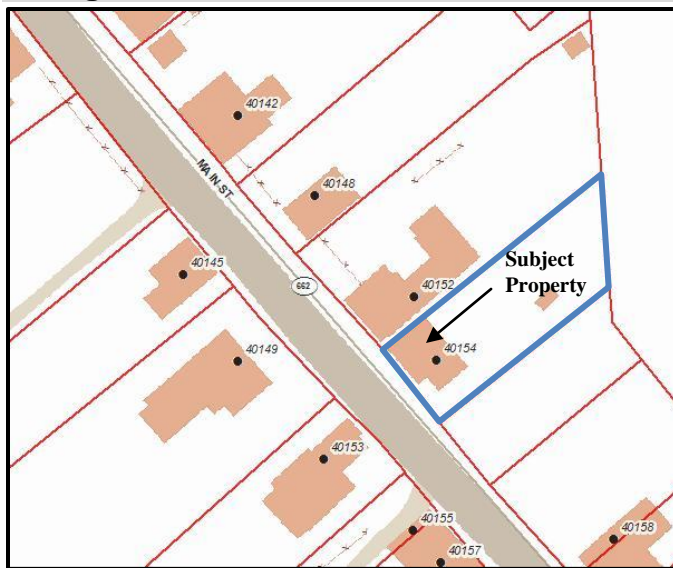


Figure 1: Subject Property, 40154 Main Street, Waterford

The subject property is located at 40154 Main Street in the Waterford Historic District. The proposed application is for a slight re-design of the railings on the existing two-story porch on the front elevation of the structure.

The applicants are proposing a re-designed hand rail in addition to the replacement of porch posts. The structure is an 18th century log house on a stone foundation, clad in weatherboards. The Department of Historic Resources holds an easement on the property and has approved the proposed porch re-design.

There are no zoning issues with this proposal.

Analysis

This application is evaluated under the Historic District Guidelines: Waterford ("Waterford Guidelines" or "Guidelines"), Chapter 6, *Guidelines for Existing Structures: Elements*, with references to Chapter 5, *Guidelines for Additions*, and Chapter 7, *Guidelines for Materials*, where appropriate.

The applicants' statement of justification (SOJ) indicates that the entire porch, including the railings, is suffering from extensive rot, prompting the project. In addition, the current railings do not meet the guardrail spacing requirements of the Building Code. The majority of the porch rehabilitation is the repair and in-kind replacement of existing materials which would not require a Certificate of Appropriateness (CAPP) if not for the re-design of the porch railings. The current porch railings are 2x4 boards and would be replaced with 1" x 5 1/2" rails that include a 3/8 inch bead rail. The railings on the

stairway would also feature the revised rail dimensions but would have a horizontal orientation rather than match the existing vertical pickets. The re-design of the hand rails is the only alteration to the current porch design and will be more in keeping with traditional construction techniques from the period during which the house was constructed and is consistent with the design of the historic building.

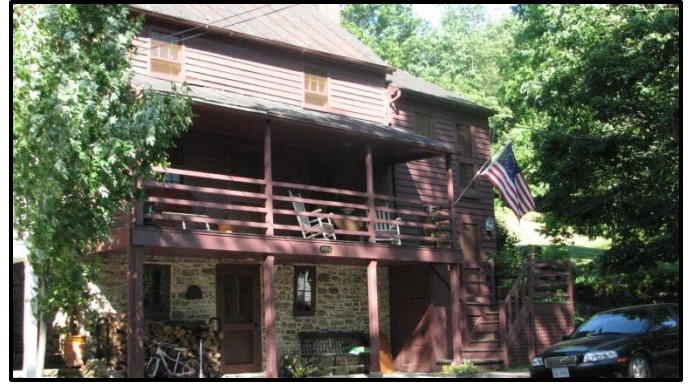


Photo 1: Subject Property, 40154 Main Street

The Waterford Design Guidelines state that “porches that are critical to defining the design and integrity of the historic district” should be retained (Waterford Guidelines, Guidelines for Existing Structures: Elements, Porticos Front and Rear Porches, page 109, Guideline 1). The existing porch is a prominent feature of the historic house and will not be significantly altered by the minor re-design of the railing.

The Guidelines also support the repair and replacement of existing porches and the matching of materials and design details (Waterford Guidelines, Guidelines for Existing Structures: Elements, Porticos Front and Rear Porches, page 109, Guideline 2). The proposed porch rehabilitation will match all materials and design details including the chamfered corners on the posts to match existing.

In general, the minor modification to the porch railings does not significantly alter the appearance of the historic porch and is consistent with the design of the historic structure and other porches in the Waterford Historic District. The repair of the porch and the re-design of the hand rails is consistent with the Design Guidelines for the Waterford Historic District.

Findings

1. The existing porch is deteriorating and in need of repair. The Design Guidelines support the repair and replacement of damaged porch elements. The re-designed porch railings are generally consistent with the existing railings and will match the existing porch in both materials and design.
2. The majority of the porch rehabilitation project involves the repair and in-kind replacement of existing materials which would not require a CAPP. The re-designed railing is the only alteration to the porch and is consistent with the style of the house and does not significantly alter the appearance of the historic porch.
3. The Department of Historic Resources, which holds an easement on the property, has approved the porch re-design.

Recommendation

Staff recommends approval of the application as submitted.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0011 for the rehabilitation of the existing porch at 40154 Main Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 2 of the staff report dated June 13, 2011 as submitted in the application.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0011 for the rehabilitation of the existing porch at 40154 Main Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 2 of the staff report dated June 13, 2011 with the following conditions ...*